

**IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS**

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 2.681 acres (Parcel 5) described by metes and bounds in Exhibit "A" owned by **JOSHUA LEE RICHARDS** for the purpose of constructing, reconstructing, maintaining, and operating the County Road 110N roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibit "A" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be, and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____.

Steven Snell
Williamson County Judge

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 2.681 ACRE (116,799 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 426 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 45, BLOCK "D", VALLEY VISTA, A SUBDIVISION OF RECORD IN CABINET P, SLIDES 18-20 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND CITED IN CONSTABLE'S DEED TO JOSHUA LEE RICHARDS RECORDED IN DOCUMENT NO. 2005062834, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.681 ACRE (116,799 SQUARE FOOT) PARCEL OF LAND BEING SURVEYED ON THE GROUND IN NOVEMBER AND DECEMBER, 2021, AND JANUARY, 2022 UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. AND IN JUNE AND JULY, 2024 UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the westerly boundary line of said Lot 45, being the southeasterly corner of that called 15.4742 acre tract of land described in General Warranty Deed with Vendor's Lien to H. Brandon Bailey and Sharon L. Bailey recorded in Document No. 1996049790, of the Official Records of Williamson County, Texas, same being the northeasterly corner of that called 20.51 acre tract of land cited in General Warranty Deed to Equity Trust d/b/a Sterling Trust fbo Albert H. Barschmid III recorded in Document No. 2010045952, of the Official Public Records of Williamson County, Texas, described as a certain called 10.51 acre tract of land to Stanley D. Brokhausen and wife, Gladys K. Brokhausen in a General Warranty Deed recorded in Volume 717, Page 116, and a called 10.00 acre tract of land described in a Deed recorded in Volume 658, Page 408, both of the Deed Records of Williamson County, Texas;

THENCE, North 21°42'22" West, departing said 10.51 acre tract, with the easterly boundary line of said 15.4742 acre tract and the westerly boundary line of said Lot 45, for a distance of 94.95 feet, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed easterly Right-of-Way (ROW) line of County Road (C.R.) 110 (ROW width varies), being 94.30 feet right of proposed CR 110 Baseline Station 399+23.75 (Grid Coordinates determined as N=10,196,751.86, E=3,150,128.09, Texas Coordinate System of 1983, Central Zone), for the southerly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE, North 21°42'22" West**, departing said proposed easterly ROW line, continuing with said common boundary line, for a distance of **286.24 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 95.28 feet left of proposed CR 110 Baseline Station 401+38.21 in the proposed westerly ROW line of said C.R. 110, for an angle point herein, and from which, a 60d nail found in the top of a fence corner post for the northeasterly corner of said 15.4742 acre tract and the southeasterly corner of the southerly remainder of that called 10.04 acre tract of land (Exhibit "B") described in Warranty Deed to Emma L. Lawhon recorded in Document No. 2006095406, of the Official Public Records of Williamson County, Texas, in the westerly boundary line of said Lot 45 bears North 21°42'22" West, at a distance of 241.26 feet;

THENCE, departing said 15.4742 acre tract, through the interior of said Lot 45, with said proposed westerly ROW line, the following two (2) courses:

- 2) With a non-tangent curve to the left, having a delta angle of **17°45'07"**, a radius of **765.00 feet**, an arc length of **237.02 feet**, and a chord which bears **North 12°51'32" East**, for a chord distance of **236.07 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 113.45 feet left of proposed CR 110 Baseline Station 403+94.92, for an angle point;
- 3) **North 64°14'34" West**, for a distance of **81.02 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 190.37 feet left of proposed CR 110 Baseline Station 404+27.82 in the northerly boundary line of said Lot 45, in the existing southerly ROW line of Sam Houston Avenue (variable width ROW), a called 15.23 acre tract of land (Exhibit A) described in Special Warranty Deed to the City of Georgetown recorded in Document No. 2010086789, of the Official Public Records of Williamson County, Texas, for the northwesterly corner of the herein described parcel, and from which, a 1/2-inch iron rod found, for an angle point in said existing southerly ROW line, in the easterly boundary line of said southerly remainder of the 10.04 acre tract, and the northwesterly corner of said Lot 45 bears South 68°37'57" West, at a distance of 78.32 feet;
- 4) **THENCE, North 68°37'57" East**, departing said proposed westerly ROW line, with said common line, for a distance of **465.00 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed easterly ROW line of said C.R. 110, 247.53 feet right of proposed CR 110 Baseline Station 405+89.65, for the northeasterly corner of the herein described parcel, and from which, an iron rod with plastic cap stamped "ALL COUNTY" found, being the southeasterly corner of said 15.23 acre ROW acquisition tract bears North 68°37'57" East, at a distance of 128.98 feet;

THENCE, departing said 15.23 acre ROW acquisition tract, through the interior of said Lot 45, with said proposed easterly ROW line, the following three (3) courses:

- 5) **South 43°21'10" West**, for a distance of **174.12 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 120.50 feet right of proposed CR 110 Baseline Station 404+91.93 to the beginning of a non-tangent curve to the right;
- 6) With said non-tangent curve to the right, having a delta angle of **19°11'37"**, a radius of **795.50 feet**, an arc length of **266.49 feet**, and a chord which bears **South 10°10'23" West**, for a chord distance of **265.24 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 120.50 feet right of proposed CR 110 Baseline Station 402+65.81, for a point of non-tangency;

County: Williamson
Parcel: 5 - Richards
Highway: County Road 110

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- 7) **South 24°09'00" West**, for a distance of **343.07 feet** to the **POINT OF BEGINNING**, containing 2.681 acres (116,799 square feet) of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, NAD 83(2011). All distances are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00012.

The use of the word "certify" or "certification" on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

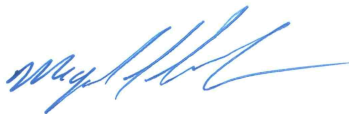
The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
COUNTY OF WILLIAMSON §

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of November and December, 2021, and January, 2022 under the direct supervision of M. Stephen Truesdale, L.S.L.S., R.P.L.S. and in June and July, 2024 under my supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 13th of August, 2024, A.D.

INLAND GEODETICS



Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
Proj No. WILCO-007.2



P:\Projects\Williamson County (WilCo)\WilCo-007.2-WA#2 CR 110\5 -Descriptions-Reports\PARCEL 5-RICHARDS\WILCO-007.2-PARCEL 5-RICHARDS.docx

PLAT TO ACCOMPANY PARCEL DESCRIPTION

NO.	DIRECTION	DISTANCE
L1	N21° 42' 22" W	94.95'
L2	N19° 24' 58" W	13.21'
L3	N21° 15' 10" W	19.32'
(L3)	(N21° 20' 26" W)	(19.28')
L4	N64° 14' 34" W	81.02'
L5	S68° 37' 57" W	78.32'
L6	N68° 37' 57" E	128.98'
L7	S43° 21' 10" W	174.12'

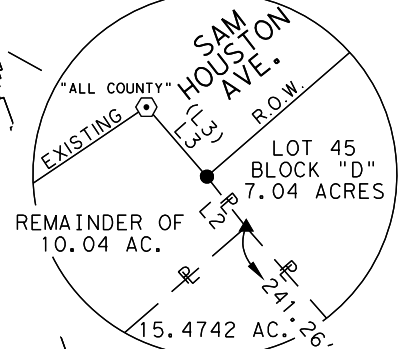
WOODRUFF STUBBLEFIELD SURVEY
ABSTRACT No. 556

100' 0' 100' 200'

SCALE 1" = 200'

LOT 19
EAST REMAINDER
4.104 AC.
178,775 SQ. FT.

LOT 20

DETAIL "A"
NOT TO SCALEJOSHUA LEE RICHARDS
DOC. NO. 2005062834
O.P.R.W.C.T.SDC VALLEY VISTA LP
VALLEY VISTA
(125.45 AC.)
CAB. P, SLD. 18-20
P.R.W.C.T.

LOT 26

LOT 45
BLOCK "D"
7.04 ACRES

P.O.C.

EQUITY TRUST d/b/o
STERLING TRUST fbo
ALBERT H. BARSCHMID III
20.51 ACRES
(10.00 AC. & 10.51 AC.)
DOC. NO. 2010045952
O.P.R.W.C.T.
DESCRIBED IN
VOL. 717, PG. 116
D.R.W.C.T.WILCO-007.2
08/13/2024

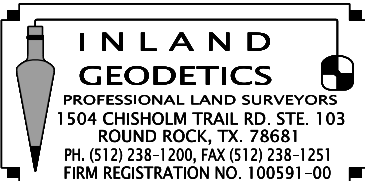
NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	17° 45' 07"	765.00'	237.02'	236.07'	N12° 51' 32" E
C2	19° 11' 37"	795.50'	266.49'	265.24'	S10° 10' 23" W

PARCEL PLAT SHOWING PROPERTY OF

JOSHUA LEE RICHARDS

PARCEL 5
2.681 ACRES
116,799 Sq. Ft.

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SCALE
1" = 200'PROJECT
COUNTY ROAD 110COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

▲	60D NAIL FOUND	P.O.B.	POINT OF BEGINNING
○	5/8" IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET	P.O.C.	POINT OF COMMENCING
⊙	1/2" IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	()	RECORD INFORMATION
●	1/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS
△	CALCULATED POINT	DEED RECORDS	WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.R.W.C.T.	OFFICIAL RECORDS
↗	DENOTES COMMON OWNERSHIP	WILLIAMSON COUNTY, TEXAS	OFFICIAL PUBLIC RECORDS
—X—	LINE BREAK	WILLIAMSON COUNTY, TEXAS	WIRE FENCE

TEXAN TITLE INSURANCE COMPANY
GF NO. GT2402708
SCHEDULE B

I. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
CABINET P, SLIDES 18-20, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

IOa. EASEMENT DATED JUNE 3, 1940, GRANTED BY THE ESTATE OF OTTO CARLSON TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 299, PAGE 515, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOb. WATERLINE EASEMENT DATED AUGUST 16, 1972, GRANTED BY KIMBRO TRUCKING COMPANY, INC. TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 563, PAGE 513, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.)

IOc. EASEMENT AND RIGHT-OF-WAY DATED AUGUST 27, 1997, GRANTED BY SDC VALLEY VISTA, L.P., TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED IN DOCUMENT NO. 9741730, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.)

IOd. EASEMENT AND RIGHT-OF-WAY DATED NOVEMBER 19, 1997, GRANTED BY SOUTHFORK DEVELOPMENT, LTD., TO GTE SOUTHWEST, INCORPORATED, RECORDED IN DOCUMENT NO. 9756601, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(THE LOCATION IS SHOWN)

IOe. A 15 FOOT PUBLIC UTILITY EASEMENT ALONG ALL ROAD FRONTAGE AS SET OUT ON PLAT RECORDED IN CABINET P, SLIDES 18-20, PLAT VISUAL SIGHT LINE EASEMENT SHALL BE ESTABLISHED BETWEEN THE FRONT AND/OR THE SIDE BUILDING LINES AND THE STREET RIGHT-OF-WAY LINES AS PER PLAT RECORDED IN CABINET P, SLIDES 18-20, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.
(IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY.)

IOf. NOT A SURVEY MATTER

IOg. NOT A SURVEY MATTER

IOh. SUBJECT TO ANY VISIBLE OR APPARENT EASEMENT(S) OVER, UNDER OR ACROSS SUBJECT PROPERTY.

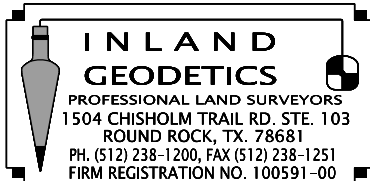
IOi. RIGHTS OF PARTIES IN POSSESSION.

IOj. NOT A SURVEY MATTER

IOk. NOT A SURVEY MATTER

IOl. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND."

WILCO-007.2
08/13/2024



PARCEL PLAT SHOWING PROPERTY OF

JOSHUA LEE RICHARDS

PARCEL 5
2.681 ACRES
116,799 Sq. Ft.

SCALE
1" = 200'

PROJECT
COUNTY ROAD 110

COUNTY
WILLIAMSON

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PLAT TO ACCOMPANY PARCEL DESCRIPTION

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00012.

2. REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2402708, EFFECTIVE APRIL 19, 2024, ISSUED APRIL 23, 2024. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND SPECIAL FLOOD HAZARD ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4849IC0505F, THAT BEARS AN EFFECTIVE/REVISED DATE OF 12/20/2019. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.


5. THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

6. ALL REFERENCES TO RECORD DATA (RECORD=***) INDICATE INFORMATION AS CITED IN CAB. P, SLD. 18-20, P.R.W.C.T.

7. THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

CALCULATED	ACQUISITION	REMAINING
7.04 AC 306,662 SQ FT	2.681 AC 116,799 SQ FT	4.359 AC 189,863 SQ FT

I CERTIFY THAT THIS MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN NOVEMBER AND DECEMBER, 2021, AND JANUARY, 2022 UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. AND IN JUNE AND JULY, 2024 UNDER MY SUPERVISION.

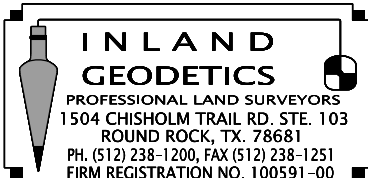


08/13/2024

MIGUEL A. ESCOBAR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



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